

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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DIRECTIONS:

LISTING # 05568

Showing Instructions:

Call for appt.



Property Type	<u>Commercial</u>
No. Rms.	<u>8 total units</u>
	<u>Bedrooms Bath</u>
1st Floor - 2 - 2 BR	<u>& 2 - 1 BR</u> <u>1</u>
2nd Floor - 2 - BR	<u>& 2 - 1 BR</u> <u>1</u>
Basement	<u>crawl</u>
Foundation	<u>block</u>
Walls	<u>drywall</u>
Floors	<u>vinyl/laminate/carpet</u>
Porch	<u>covered front</u>
Roof	<u>metal 1 - 2 yrs.</u>
Windows	<u>storms</u>
Garage	<u>none - parking lot</u>
Exterior	<u>brick/wood</u>
Heat/AC	<u>elec. baseboard/window</u>
Water Heater	<u>40 gal electric</u>
Street	<u>paved</u>
Alley	<u>none</u>



Price:	<u>\$225,000</u>
Address of Property	<u>105 & 107 Wilson</u>
School Dist.	<u>Palestine</u>
Water/Sewer	<u>city/city</u>
Size of Lot	<u>150x150</u>
Taxes	<u>'16 \$3,150.48 (no exemptions)</u>
Approximate Age	<u>50 +/-</u>
Equalizer	<u></u>
Tax I.D. #06-4-34-042-048-000	<u></u>
REMARKS:	<u>(All information believed correct, but not guaranteed.)</u>

Great investment opportunity. Several improvements over the last few years. Total electric units with long term tenants in each. Financial information in file for serious buyers. Asphalt parking lot.

BLDG. #1 - 4 UNITS each with 2 - 1 bedroom & 2 - 2 bedrooms

<u>LIVING ROOM:</u>	<u>11'x14', carpet, wall AC unit, coat closet</u>
<u>KITCHEN:</u>	<u>10'x9.5, laminate, overhead light, electric range, refrigerator</u>
<u>STORAGE ROOM:</u>	<u>5'x12.5, water heater, laminate, overhead light</u>
<u>BATH:</u>	<u>8'x5', laminate, overhead light, exhaust fan, mirrored medicine chest, sink w/ storage underneath, toilet, tub/shower combo.</u>

BEDROOM: 11'x11', carpet, overhead light, closet

BLDG #2 - 4 UNITS each with 2 - 1 bedroom & 2 - 2 bedrooms

<u>LIVING ROOM:</u>	<u>11'x12', carpet, wall AC unit, closet</u>
<u>KITCHEN:</u>	<u>11'x10', vinyl, overhead light, electric range, refrigerator</u>
<u>STORAGE ROOM:</u>	<u>6'x5', overhead light, vinyl, water heater</u>
<u>SW BEDROOM:</u>	<u>11'x14', carpet, overhead light, closet</u>
<u>NW BEDROOM:</u>	<u>11'x11', carpet, overhead light, closet</u>
<u>BATH:</u>	<u>7.5x5', vinyl, overhead light, exhaust fan, mirrored medicine chest, toilet, sink w/ storage, tub/shower combo.</u>

LAUNDRY: One for each bldg. 5'x11', vinyl, overhead light, coin operated washer & dryer, water heater, electric heater, breaker boxes for laundry room & exterior lights

CURRENT OCCUPANCY - Subject to change at anytime. 1 yr. leases

105 Wilson

- Apt. A - \$600 all inclusive
- Apt. B - \$405 includes water, sewer & trash
- Apt. C - \$375 includes water, sewer & trash
- Apt. D - \$600 all inclusive

107 Wilson

- Apt. A - \$350 includes water, sewer & trash. RD voucher program
- Apt. B - \$405 includes water, sewer & trash. RD voucher program
- Apt. C - \$375 includes water, sewer & trash
- Apt. D - \$405 includes water, sewer & trash. RD voucher program